

**ZB# 70-9**

**Roberta Campbell**

**(no SBL)**

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10-9  
Roberta L.  
Campbell Krohne  
10-1-70  
11-4-70  
12-1-70

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**PUBLIC NOTICE OF HEARING  
BEFORE THE ZONING BOARD  
OF APPEALS**

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing, pursuant to Section 48-33A of the Zoning Ordinance of the following proposition:

**APPEAL NO. 9:**

Request of Roberta Krohne for a Variance of the regulations of the Zoning Ordinance, to permit 16'x60' extension of existing kennel structure, and 23'x60' roof only over open dog runs being a Variance of Article IV, Section 48.11B, for property owned by her situated as follows:

Bounded on the West by the Lackawanna Railroad; On the East by the New York State Thruway; On the Southeast by State Highway No. 94; And On the Southwest by the lands now or formerly of Emil L. and June L. Groth.

SAID HEARING will take place on the 21st day of September, 1970, at the New Windsor Town Hall, 555 Union Avenue, beginning at 8 o'clock P.M.

PATRICIA DELIO,  
Secretary  
New Windsor Zoning  
Bd. of Appeals  
7 Franklin Ave.  
New Windsor, N.Y. 12550

Sept. 11

**State of New York**

**County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News. a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published ..... One Time ..... 11th ..... in said newspaper, commencing on the.....day of ..... September.....A.D., 19 70 , and ending on the ..... 11th ..... day of ..... September A.D., 19 70

**Subscribed and sworn to before me this**

**11th**  
..... day of **September 19 70** .....

.....  
**Notary Public of the State of New York, County of Orange.**  
**MY COMMISSION EXPIRES MARCH 30, 1971,**

Public Hearing - Roberta C. ~~Krohn~~ Krohne 9/21/76

8 p.m.

Spectators:

| Name            | Address                |
|-----------------|------------------------|
| Jac Allen       | RT 94 VAILSGATE        |
| Mary Patane     | " " "                  |
| Sharon C. Allen | " " "                  |
| Maia Davis      | RD 2 Riley Rd          |
| John P. Cullen  | R.D. #2 Riley Rd.      |
| Mary Cullen     | R.D. #2 Riley Rd.      |
| Roberta Krohne  | - Rt. 94 - Vails Gate. |
| Madden Kelly    | - Old 50 Plover Rd     |
| Ronald R. Krohn | RT 94 VAILS GATE       |

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 70-9  
Date: July 12, 19 70

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~WE~~) Roberta Krohne of Route 94 (no number)  
Vails Gate (Street & number)  
Town of New Windsor New York HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

- A. LOCATION OF THE PROPERTY Route 94 G B  
(Street & number) (Use district on Zoning Map)
- B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance: Article 4 Sec. 48-11 Subsec. B)
- C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:
1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: the use of applicant's property for the maintenance and operation of a dog kennel is unique in that no other property in the zone has been subjected to the same or a similar use.
  2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: allowing other owners in the same zone to make additions to existing structures for a permissible use and preventing applicant from making such an addition would deprive applicant of a reasonable use of the land. Applicant has a substantial investment in her property and commercial dog kennel business, and to prevent the expansion of her business would constitute an extreme hardship.
  3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: applicant has conducted her business since 1961 prior to adoption of zoning, as a non-conforming use.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: the business has been in operation since 1961 and the character of the use of the property will not be changed. The whole property is about 5½ acres. The business property is about 1½ acres, and expansion of the existing structure will not impair the intent of the ordinance.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: the non-conforming use could continue indefinitely--  
so expansion is not a grant of a special privilege.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate. Existing use consists of dog kennels in basement of residence (32'x43½') and in enclosed kennel building (43'x32') with about 2/3rds of the acreage consisting of exposed but fenced-in open dog runs. The proposed addition will extend the enclosed structure 16'x60' and provide a roof only over 23'x60' of open dog runs contiguous to new enclosed extension.

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Bd. of Appeals.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered mail to all abutting land owners as required by Section 9.4.1 of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239m of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Bd.

Dated: June 15, 1970

Robert L. Krasner  
Signature of Applicant

STATE OF NEW YORK) SS  
COUNTY OF ORANGE )

Sworn to on this 15th day of June 19 70

Route 94, Vails Gate, NY  
Address

562-3838

Telephone No.

Notary Public  
NOTARY PUBLIC IN ORANGE CO., N. Y.  
COMMISSION EXPIRES MARCH 30, 1972

DO NOT WRITE IN THIS SPACE

Application No. 70-9  
Date of Hearing 9/21/70  
Date of Decision 9/21/70

Date Received July 10, 70  
Notice Published Sept. 11, 1970

DECISION:

Variance Granted.

7 Franklin Avenue  
New Windsor, N. Y. 12550  
September 24, 1970

Otis Waters, Esq.  
297 Liberty Street  
Newburgh, N. Y. 12550

Re: Application No. 70-9  
Roberta Campbell Krohne

Dear Mr. Waters:

It is my pleasure to inform you that the above application for a variance was granted at the Zoning Board meeting of September 21, 1970.

Very truly yours,

Patricia Delio, Secretary

/pd

cc: Howard Collett, Bldg. Inspector  
Town of New Windsor  
Town Hall - 555 Union Ave.  
New Windsor, N. Y. 12550

TIMEN & WATERS

ATTORNEYS AT LAW

LAWRENCE S. TIMEN  
OTIS MARK WATERS

*297 Liberty Street*  
*Newburgh, New York 12550*  
TELEPHONE 914-561-5252

NEW YORK CITY OFFICES  
405 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10017  
TELEPHONE 212-986-4900

September 23, 1970.

Miss Patricia Delio, Sec'y  
New Windsor Zoning Board of Appeals  
7 Franklin Avenue, M.D. #42  
New Windsor, New York 12550

Re: Roberta Krohne

Dear Miss Delio:

Following a telephone call, we received this morning from the Evening News, an affidavit of publication which we are pleased to enclose herewith relating to Appeal No. 9 on the request of Roberta Krohne for a variance which was on the calendar of September 21, 1970.

I should like to thank you for your helpfulness, and your many courtesies. With kind regards.

Sincerely,

TIMEN & WATERS

OMW:mf  
Enc.

*Om Waters*  
By: Otis Mark Waters.





1763

OFFICE OF THE ASSESSOR  
COPY RECEIVED

'70 JUL 13 AM 9.21 TOWN OF NEW WINDSOR

TIMEN & WATERS  
ATT'YS. FOR-----

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

July 10, 1970

Otis Waters, Esquire  
297 Liberty Street  
Newburgh, New York 12550

RE: Property of Seth H.  
and Roberta L. Campbell

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to me, c/o the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York 12550, making the check payable in my name.

Respectfully,

*Ellsworth E. Weyant, pt.*  
ELLSWORTH E. WEYANT  
Chairman  
Board of Assessors  
Town of New Windsor

EEW:pt  
Enc.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

16

Chairman  
Ellsworth E. Weyant  
23 Clinton Wood Drive  
New Windsor, New York 12550  
(914) 561-5482

Otis Waters, Esquire  
RE: Property of Seth H. & Roberta L. Campbell

✓ Nagy, Daniel J. & Carol A.  
Route 94  
Vails Gate, New York 12584

✓ Ashton, Thomas & Ethel M.  
Vails Gate, New York 12584

✓ Collini, Ferdinando & Angela  
Vails Gate, New York 12584

✓ Maurice, Mariann  
Vails Gate, New York 12584

✓ Ward, Clara A.  
Vails Gate, New York 12584

✓ Masten, Harold K. & Elizabeth A.  
Route 94  
Vails Gate, New York 12584

✓ Maurice, Frank Jr.  
Box 356  
Vails Gate, New York 12584

✓ Maselli, Peter C. & Anne M.  
Route 94  
New Windsor, New York 12550

✓ Davis, James L. & Maria R.  
170 Montgomery Street  
Newburgh, New York 12550

✓ Harris, Bryant & Ella Mae  
Riley Road, RD #2  
New Windsor, New York 12550

✓ Collins, Floyd & Mary  
Riley Road, RD #2  
New Windsor, New York 12550  
(If this is returned, send  
to 158 Johnston Street,  
Newburgh, New York 12550)

✓ Herring, Luther & Francis  
329 N. Water Street  
Newburgh, New York 12550  
(If this is returned, send  
to Riley Road, RD #2, New  
Windsor, New York 12550)

✓ Groth, Emil L. & June L.  
Box 122  
Vails Gate, New York 12584

✓ Allen, Joseph W. & Julia  
Vails Gate, New York 12584

✓ Patane, Henry  
Vails Gate, New York 12584

Respectfully submitted,

*Ellsworth E. Weyant, pt.*  
ELLSWORTH E. WEYANT  
Chairman  
Board of Assessors  
Town of New Windsor

EEW:pt

PUBLIC NOTICE OF HEARING  
BEFORE THE ZONING BOARD  
OF APPEALS

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PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing, pursuant to Section 48 33A of the Zoning Ordinance on the following proposition:

APPEAL NO. 9:

Request of Roberta Krohne for a Variance of the regulations of the Zoning Ordinance, to permit 16' x 60' extension of existing kennel structure, and 23' x 60' roof only over open dog runs being a Variance of Article IV, Section 48.11B, for property owned by her situated as follows:

Bounded on the West by the Lackawanna Railroad;  
On the East by the New York State Thruway;  
On the Southeast by State Highway No. 94; And  
On the Southwest by the lands now or formerly  
of Emil L. and June L. Groth.

SAID HEARING will take place on the 21st day of September, 1970, at the New Windsor Town Hall, 555 Union Avenue, beginning at 8 O'Clock P.M.

---

Secretary

1  
APPLICATION is hereby made for the following:

Agenda ☒ Service

Name **ROBERTA KROHNE**

Address **Route 94, Vails Gate, N.Y.**

Telephone Number **562 3838**

Are you the owner of the property? Yes

- o Briefly describe intention (or attach) and location of property: **Extend Dog Kennel structure 60'x16' and cover open dog run with roof 23'x60'**

PLANNING BOARD

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

AGENDA DATE

ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

☒ *Public Hearing set for Sept. 21st - 8 p.m.*  
Variance (Notify P/B - Plans if necessary)

Informational Meeting

AGENDA DATE

PERMIT

Planning Board action needed

SEA action needed

Site Plan needed

Subdivision approval needed

Water, Sewer and Highway action needed

Other

Signature \_\_\_\_\_

Date \_\_\_\_\_

Name **ROBERTA KROHNE**  
Address **Route 94, Vails Gate, N.Y.**  
Telephone Number **562 3838**  
Are you the owner of the property? Yes  
Briefly describe intention (or attach) and location of property: **Extend Dog Kennel structure 60'x16' and cover open dog run with roof 23'x60'**

## PLANNING BOARD

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

## AGENDA DATE

## ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

✓ Public Hearing set for Sept. 21st - 8 p.m.  
Variance (Notify P/S - Plans if necessary)

Informational Meeting

## AGENDA DATE

## REQUIRING PERMIT

Planning Board action needed

ZBA. action needed

Site Plan needed

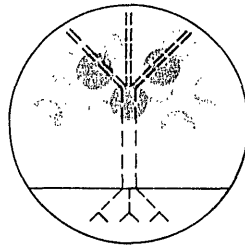
Subdivision approval needed

Water, Sewer and Highway action needed

*Roberta S. Krohne*

# Department of Planning

Peter Garrison, A.I.P., Commissioner  
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

July 23, 1970

Mrs. Louise A. Budney, Chairman  
Town of New Windsor Zoning Board of Appeals  
16 Veronica Avenue  
New Windsor, New York 12550

Re: Application of Roberta Campbell Krohne  
for use variance to permit expansion of  
a pre-existing non-conforming use  
(kennels), Route 94 and N.Y.S. Thruway

Dear Mrs. Budney:

This office is in receipt of materials pertinent to the above-cited application pending before your board, forwarded to us by the applicant's attorney.

We have reviewed this matter under the provisions of Section 239 l and m, Article 12-B, of the General Municipal Law of the State of New York, and hereby grant approval. In doing so, we have taken the following things into consideration:

1. The only district in which dog kennels are a permitted (by special permit) use is R-A. Although this property all but abuts the adjacent R-A zone, a zone change to include this property within RA would still not satisfy the matter, because a 300' set back is required from all lot lines, and this, the site plan reveals, does not exist.

2. The property is uniquely located between a railroad bed and the elevated lanes of the New York State Thruway. It is inconceivable that the extension of the existing (but non-conforming) use could hurt either of those two uses, which are rather permanent

Mrs. Louise A. Budney

- 2 -

July 23, 1970

by nature. Therefore we believe that the granting of a variance is the easiest way to satisfy the desires of the applicant, the granting of such a variance causing no injury to surrounding land uses.

Very truly yours,

A handwritten signature in cursive script, reading "Peter Garrison".

Peter Garrison  
Commissioner of Planning

PG:f

cc: Timen and Walters, Attys.

TIMEN & WATERS

ATTORNEYS AT LAW

LAWRENCE S. TIMEN  
OTIS MARK WATERS

*297 Liberty Street*  
*Newburgh, New York 12550*  
TELEPHONE 914-561-5252

NEW YORK CITY OFFICES  
405 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10017  
TELEPHONE 212-986-4900

July 13, 1970

Miss Patricia Delio, Secretary  
New Windsor Zoning Board of Appeals  
7 Franklin Avenue, M.D. 42  
New Windsor, N.Y. 12550

Dear Miss Delio:

We are pleased to enclose herewith check in the amount of \$25.00 payable to the Town of New Windsor to cover fee for application for a variance, together with public hearing notice for publication at the expense of the applicant.

We enclose a list of owners of property within 500 feet of the property of the applicant which has been furnished to us by Mr. Weyant, Chairman of the Board of Assessors, and also a copy of the identical letters sent to the said adjacent property owners giving each of them notice of the application for a variance and of the public hearing to be held September 21, 1970 at 8 P.M. at the Town Hall.

We have sent a copy of the application for a variance to the Orange County Planning Board, addressed to the attention of Mr. Garrison, and we enclose a copy of our letter of transmittal.

We hope that you will find the enclosures in good order and we would indeed appreciate some word from you if anything additional is needed to facilitate the application and the hearing.

Sincerely yours,

TIMEN & WATERS

*Ollwaters*  
By: Otis Mark Waters

OMW:ss  
Enc.



TIMEN & WATERS

ATTORNEYS AT LAW

LAWRENCE S. TIMEN  
OTIS MARK WATERS

*297 Liberty Street*  
*Newburgh, New York 12550*

TELEPHONE 914-561-5252

NEW YORK CITY OFFICES  
405 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10017  
TELEPHONE 212-986-4900

July 13, 1970

Orange County Planning Board  
County Building  
Goshen, New York

Attention: Mr. Garrison

Dear Mr. Garrison:

We are pleased to enclose herewith copy of application of Roberta Campbell Krohne, of Route 94, Vails Gate, Town of New Windsor, for a variance under Article 4 Section 48 11 subsection B. This property fronts on the north side of Route 94 and is bounded on the west by the lands of Groth and on the East by the New York State Thruway. I would appreciate it if you would acknowledge receipt of the enclosure by signing and returning to me the enclosed copy of this letter. Thank you indeed for accommodating me. With good wishes.

Sincerely yours,

TIMEN & WATERS

*O. Mark Waters*  
By: Otis Mark Waters

OMW:ss  
Enc.

TIMEN & WATERS

ATTORNEYS AT LAW

LAWRENCE S. TIMEN  
OTIS MARK WATERS

*297 Liberty Street*  
*Newburgh, New York 12550*  
TELEPHONE 914-561-5252

NEW YORK CITY OFFICES  
405 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10017  
TELEPHONE 212-986-4900

CERTIFIED MAIL R.R.R.

July 13, 1970

Mr. & Mrs. Daniel J. Nagy  
Route 94  
Vails Gate, New York 12584

Dear Mr. & Mrs. Nagy:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a variance of Article IV, Section 48.11 B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York to permit a 16' x 60' extension of an existing kennel structure and a 23' x 60' roof only over the existing open dog runs, and that a public hearing pursuant to 48-33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

OMW:ss

By: Otis Mark Waters  
Attorneys for  
Roberta Campbell Krohne

CERTIFIED MAIL

RRR

July 22, 1970.

Thomas & Ethel M. Ashton  
Vails Gate, N.Y. 12984

Dear Mr. & Mrs. Ashton:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

OMW:mf

By: Otis Mark Waters  
Attorneys for Roberta Campbell Krohne.

CERTIFIED MAIL    RRR

July 22, 1970.

Mr. & Mrs. Ferdinando & Angela Collini  
Vails Gate, N.Y. 12584

Dear Mr. & Mrs. Ferdinando:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article Iv, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

YIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL RRR

July 22, 1970.

Miss Clara A. Ward  
Vails Gate, NY 12584

Dear Miss Ward:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL RRR

July 22, 1970.

Miss Mariann Maurice  
Vails Gate, NY 12584

Dear Miss Maurice:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 32A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL

RRRR

July 22, 1970.

Harold K. & Elizabeth A. Masten  
Route 94  
Vails Gate, NY 12584

Dear Mr. & Mrs. Masten:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M., on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL    RRR

July 22, 1970.

Peter C. & Anne M. Maselli  
Route 94  
New Windsor, NY 12550

Dear Mr. & Mrs. Maselli:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mpf



CERTIFIED MAIL

RRR

July 22, 1970.

Mr. Frank Maurice, Jr.  
Box 356  
Vails Gate, N.Y. 12584

Dear Mr. Maurice:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL RRR

July 22, 1970.

James L. & Maria R. Davis  
170 Montgomery St.  
Newburgh, N.Y. 12550

Dear Mr. & Mrs. Davis:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters.  
Attorneys for Roberta  
Campbell Krohne.

OMW:mrf

CERTIFIED MAIL    RRR

July 22, 1970.

Bryant & Ella Mae Harris  
Riley Road, RD #2  
New Windsor, N.Y. 12550

Dear Mr. & Mrs. Harris:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 855 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL    RRR

July 22, 1970.

Floyd & Mary Collins  
Riley Road, RD# 2  
New Windsor, N.Y. 12550

Dear Mr. & Mrs. Collins:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL

RRR

July 22, 1970.

Luther & Francis Herring  
329 N. Water St.  
Newburgh, N.Y. 12550

Dear Sirs:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

CERTIFIED MAIL     RRR

July 22, 1970.

Emil L. & June L. Groth  
Box 122  
Vails Gate, N.Y. 12584

Dear Mr. & Mrs. Groth:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

OMW:mf

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

CERTIFIED MAIL    RRR

July 22, 1970.

Joseph W. & Julia Allen  
Vails Gate, N.Y. 12584

Dear Mr. & Mrs. Allen:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Twpn of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Mark Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf

July 22, 1970.

CERTIFIED MAIL     RRR

Mr. Henry Patane  
Vails Gate, NY 12584

Dear Mr. Patane:

Notice is hereby given that an application is being made by Roberta Campbell Krohne to the Zoning Board of Appeals of the Town of New Windsor for a Variance of Article IV, Section 48.11B of the Regulations of the Zoning Ordinance of the Town of New Windsor, New York, to permit a 16' x 60' extension of an existing open dog runs, and that a public hearing pursuant to 48 33A of the said Zoning Ordinance will be held at 8:00 P.M. on the 21st day of September, 1970 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York.

Yours very truly,

TIMEN & WATERS

By: Otis Makk Waters  
Attorneys for Roberta  
Campbell Krohne.

OMW:mf



TIMEN & WATERS

ATTORNEYS AT LAW

LAWRENCE S. TIMEN  
OTIS MARK WATERS

*297 Liberty Street*  
*Newburgh, New York 12550*  
TELEPHONE 914-561-5252

NEW YORK CITY OFFICES  
405 LEXINGTON AVENUE  
NEW YORK, NEW YORK 10017  
TELEPHONE 212-986-4900

August 13, 1970.

Mrs. Louise A. Budney, Chairman  
Town of New Windsor, Zoning Board of Appeals  
16 Veronica Avenue  
New Windsor, N.Y. 12550

Re: Application of Roberta Campbell Krohne  
for use variance to permit expansion of  
a pre-existing non-conforming use  
(kennels), Route 94 and N.Y.S. Thruway

Dear Mrs. Budney:

The attached form was sent to us for completion, to be attached to application No. 70-9 of Roberta Krohne. We were under the impression that this form which we have now completed was to be sent to the Orange County Planning Department. Today, we communicated with the Planning Department, and we were advised that since the application has been approved by the Planning Department by their letter of July 23, 1970, that no purpose would be served in sending the enclosed form to them, and it was suggested that the completed form be returned to you. We are, accordingly, enclosing the said form. Please acknowledge receipt of the enclosure by signing and returning to us the enclosed copy of this letter. Thank you indeed for accommodating us.

Sincerely yours,

TIMEN & WATERS

OMW:mf  
Enc.

*Omwater*  
By: Otis Mark Waters.

Please attach to Application No. 70-9 of Roberta Krohne

ORANGE COUNTY PLANNING DEPARTMENT

County # \_\_\_\_\_

LOCAL PLANNING REVIEW STATUS SHEET

Section A. : to be completed by local board forwarding application

1. Municipality Town of New Windsor Public Hearing Date 9/21/70  
☐ City, Twn. or Vill Bd. ☐ Planning Bd. ☒ Zoning Bd. of Appeals
2. Applicant: Name Roberta Campbell Krohne  
Address Route 94, Vails Gate, New York.  
Represented by Attorney: Otis Mark Waters Engineer: \_\_\_\_\_
3. Location of Site: Westside Route 94 next to NYS Thruway  
(street or highway, plus nearest intersection)  
Tax Map Identification: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Present Zoning District GB Size of Parcel: 3½ acres  
(dimensions or acreage)
4. Type of Review: (cite section of ordinance where pertinent)  
☐ Special Permit Use\* \_\_\_\_\_  
☒ Variance\* use: Extension of existing open dog runs.  
area: \_\_\_\_\_  
☐ Zone Change\* from: \_\_\_\_\_ to: \_\_\_\_\_  
☐ Zoning Amendment\* \_\_\_\_\_

Section B. : to be completed by Orange County Planning Department

5. ☐ Mandatory Review ☐ Local Request
6. Dates: Initial Receipt \_\_\_\_\_  
Completed Application \_\_\_\_\_  
Statutory Completion by \_\_\_\_\_
7. Referrals, remarks, etc: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Reviewing Planner(s) \_\_\_\_\_
9. County Action Taken: \_\_\_\_\_ Date \_\_\_\_\_  
☐ Approved ☐ Denied  
☐ No Objection ☐ Local Determination  
☐ Approved Subject to Conditions: \_\_\_\_\_
10. Action of Local Board: \_\_\_\_\_  
Approved \_\_\_\_\_ (date) \_\_\_\_\_ Denied \_\_\_\_\_ (date)  
☐ Receipt of reasons for local action if contrary to county action.  
\* All materials listed on other side must accompany application.

Application No.  
70-9

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date ..... APRIL 27, 1970.

To ROBERTA L CAMPBELL  
Box 368 RT 94 VAILS GATE

.....  
PLEASE TAKE NOTICE that your application dated ..... APRIL 27, 1970  
for permit to ..... ADDITION TO EXISTING DOG KENNEL  
at the premises located at ..... VAILS GATE ON ROUTE 94  
.....

is returned herewith and disapproved on the following grounds:

DOG KENNEL IS NOT PERMITTED IN G. B. DISTRICT  
.....  
.....

Howard R. Seeth  
Building Inspector

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined ..... 19.....  
Approved ..... 19.....  
Disapproved a/c .....  
Permit No. ....

Office of Building Inspector  
LAWRENCE JONES, Building Inspector  
Town Hall, 244 Union Avenue  
Newburgh, N. Y.

Refer —

Planning Board .....

APPLICATION FOR BUILDING PERMIT

Highway .....

Pursuant to New York State Building Code and Town Ordinances

Sewer .....

Water .....

Zoning Board of Appeals .....

Date APRIL 27, 1970

INSTRUCTIONS

a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.

b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.

c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.

d. The work covered by this application may not be commenced before the issuance of Building Permit.

e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.

f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

Mrs ROBERTA CAMPBELL

(Signature of Applicant)

(Address of Applicant)

State whether applicant is owner, lessee, agent, architect, engineer or builder:

..... Owner - .....

Name of owner of premises: ..... MRS. ROBERTA CAMPBELL .....

If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. Location of land on which proposed work will be done RT 94 WEST AT  
NYS THRUWAY - VAILE GATE NY.  
.....

2. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a Existing use and occupancy ..... DOG KENNEL .....

b. Intended use and occupancy ..... DOG KENNEL .....

3. Nature of work (check which applicable): New Building ..... Addition ☒ Alteration .....

Repair ..... Removal ..... Demolition .....

4. Estimated cost \$10,000 ..... Fee .....  
(to be paid on filing this application)

5. If dwelling, number of dwelling units ..... Number of dwelling units on each floor .....

If garage, number of cars .....

6. If business, commercial or mixed occupancy, specify nature and extent of each type of use .....

..... BOARDING OF DOGS .....

7. Dimensions of existing structures, if any: Front APPROX 30' X 50' Rear .....

Depth ..... Height 12' Number of Stories SINGLE  
30' X 110'

8. Dimensions of same structure with alterations or additions: Front ..... Rear .....

Depth ..... Height 12' Number of Stories 1  
30 X 60'

9. Dimensions of entire new construction: Front ..... Rear ..... Depth .....

Height 12' Number of Stories 1

10. Size of lot: Front ..... Rear ..... Depth ..... Front Yard .....  
Rear Yard ..... Side Yard ..... Is this a corner lot? No

11. Zone or use district in which premises are situated ETB

12. Does proposed construction violate any zoning law, ordinance or regulation? YES

13. Name of Compensation Insurance Carrier (Daniel Nagy) Wm. A. Smil B'way NEWburgh

Number of Policy ..... Date of Expiration .....

14. Name of Owner of Premises MRS ROBERTA CAMPBELL

Address RT 94, VAILS GATE Phone No. ....

Name of Architect .....

Address ..... Phone No. ....

Name of Contractor DANIEL NAGY

Address Box 66, RT 94, VAILS GATE Phone No. 701-6374

15. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board of Fire Underwriters or other agency or organization?

If so, specify Edw. Beck - Insurance Underwriter

16. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.

17. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)

18. Walls not to be lathed until Department inspection is made.

19. Defer backfilling until waterproofing of foundation is approved by Department.

\* —

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

SHOW PLOT PLAN ON NEXT PAGE

1

APPLICATION is hereby made for the following:

Agenda ☒ Service ☐

1. Name Mrs. Roberta L. Campbell  
Address Box 368 - R# 94 - Vails Gate  
Telephone Number 562 - 3838

Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of

property: G.B. - "CAMAREST KENNELS R#94 -"  
16' X 60' Addition on PRESENT Dog KENNEL  
And - 23' X 60' COVERED dog RUN AREA BEHIND ABOVE

3. PLANNING BOARD

☒ Site Plan Preliminary Meeting  
☐ Subdivision Preliminary Meeting  
☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

4. ZONING BOARD OF APPEALS

☐ Interpretation of Ordinance or Map  
☒ Variance (Notify P/B - Plans if necessary)  
☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

5. BUILDING PERMIT

☐ Planning Board action needed  
☐ ZBA. action needed  
☐ Site Plan needed  
☐ Subdivision approval needed  
☐ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges  
applicable under the laws and ordinances of the State of

Agenda ☒

Service \_\_\_\_\_

1. Name Mrs. Roberta L. CampbellAddress Box 368 - Rt. 94 - Vails GateTelephone Number 562-3838Are you the owner of the property? yes

2. Briefly describe intention (or attach) and location of property: G.B. - "CAMAREST KENNELS RT 94 -"  
16' X 60' Addition on PRESENT Dog KENNEL  
And - 23' X 60' COVERED dog RUN AREA BEHIND ABOVE

## 3. PLANNING BOARD

☒ Site Plan Preliminary Meeting☐ Subdivision Preliminary Meeting☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

## 4. ZONING BOARD OF APPEALS

☐ Interpretation of Ordinance or Map☒ Variance (Notify P/B - Plans if necessary)☐ Informational Meeting

AGENDA DATE \_\_\_\_\_

## 5. BUILDING PERMIT

☐ Planning Board action needed☐ ZBA. action needed☐ Site Plan needed☐ Subdivision approval needed☐ Water, Sewer and Highway action needed

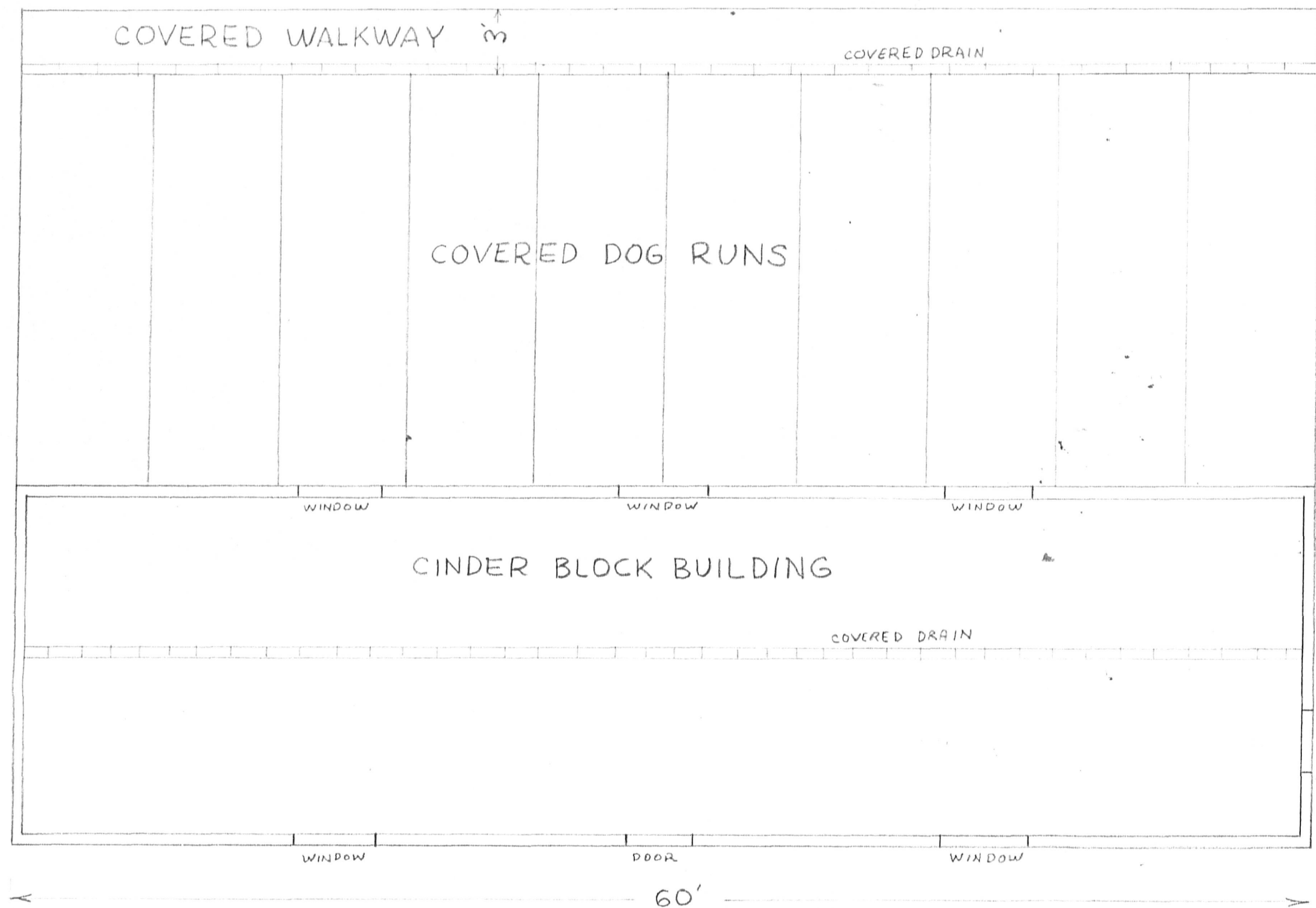
ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: Roberta L. Campbell

(APPLICANT)

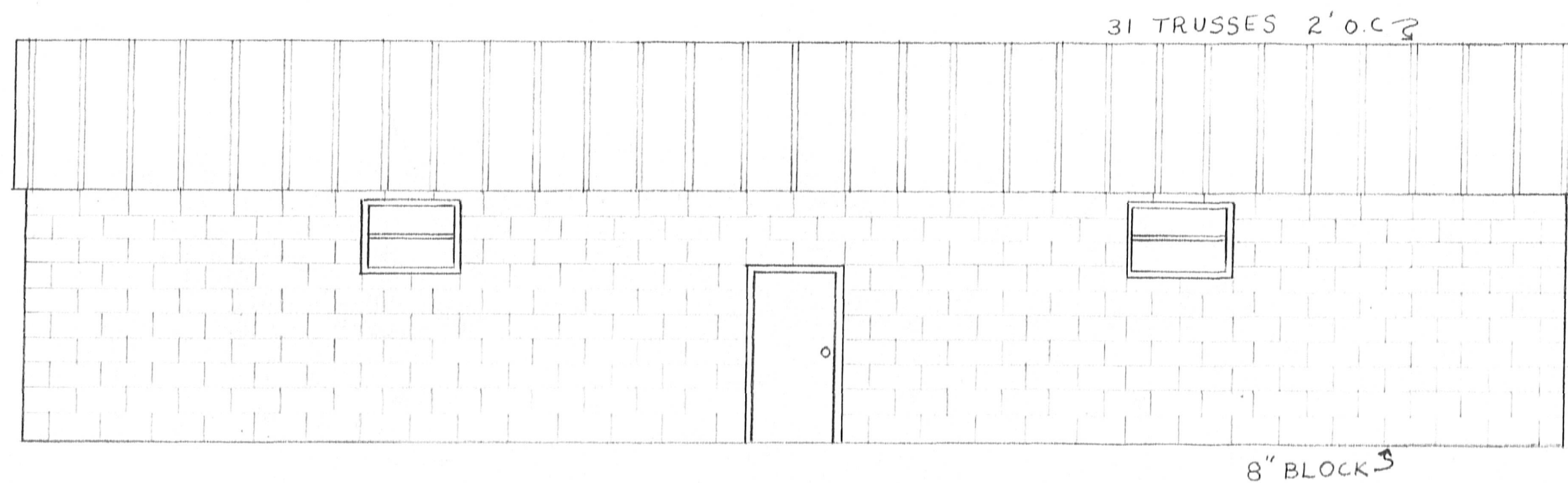
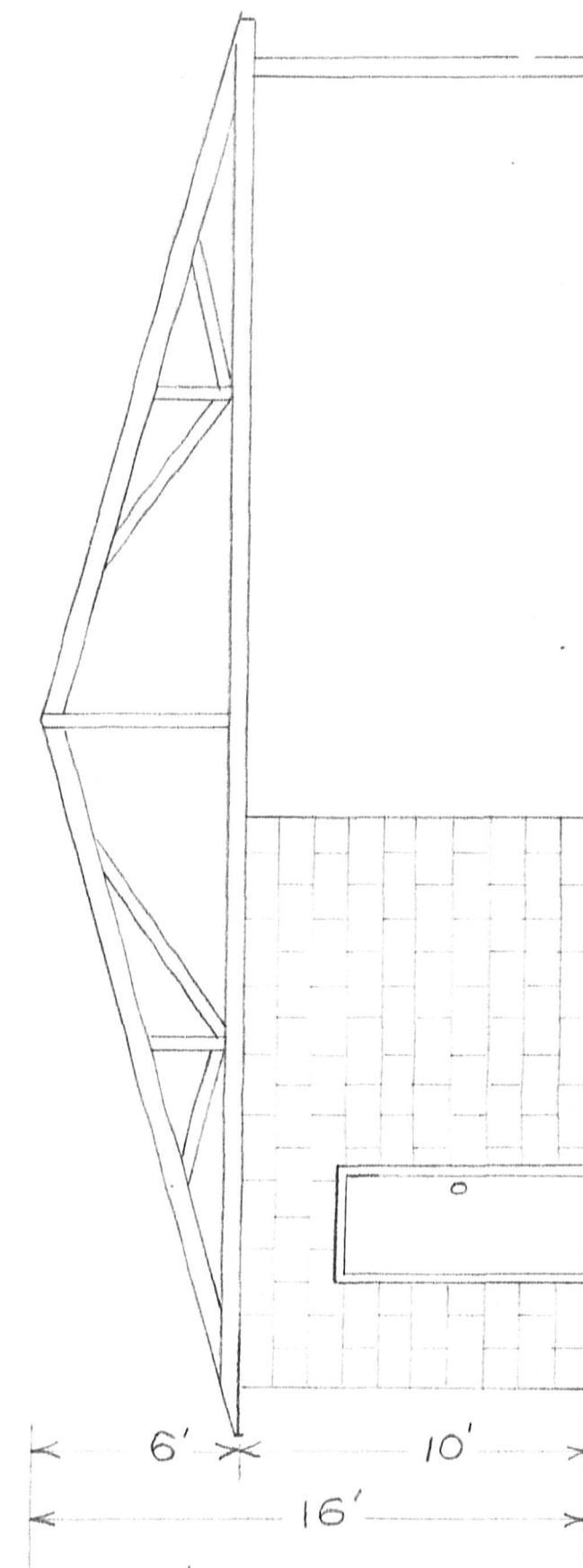




24'

40'

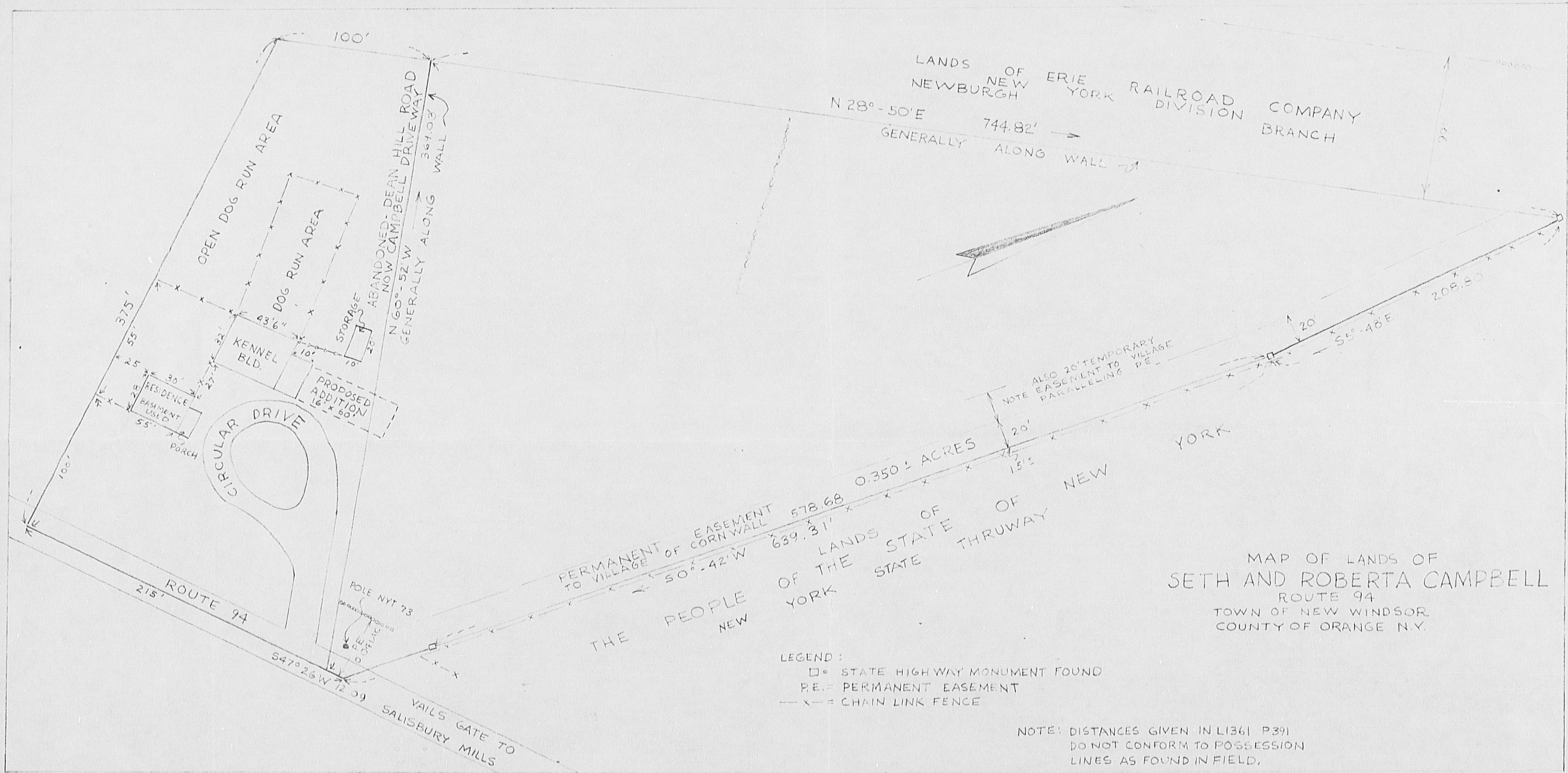
16'



PROPOSED KENNEL BUILDING FOR  
MRS. ROBERTA CAMPBELL

TRUSSED ROOF - ALUMINUM FRONT  
FIBER GLASS REAR  
CONCRETE FLOORS SLOPED TO DRAIN  
IN CENTER  
10' ASBESTOS CEILING  
HIGH PUSH OUT WINDOWS





LANDS OF NEWBURGH ERIE YORK RAILROAD DIVISION COMPANY BRANCH  
N 28° - 50' E 744.82' →  
GENERALLY ALONG WALL →

ABANDONED DEAN HILL ROAD  
NOW CAMPBELL DRIVEWAY  
N 60° - 52' W 364.03' →  
GENERALLY ALONG WALL

ALSO 20' TEMPORARY  
EASEMENT TO VILLAGE  
PARALLELING PE -

PERMANENT EASEMENT OF CORN WALL 578.68  
TO VILLAGE 639.31' ±  
0.350 ± ACRES  
50° - 42' W  
LANDS OF THE STATE OF NEW YORK  
THE PEOPLE NEW YORK STATE THRUWAY

MAP OF LANDS OF  
SETH AND ROBERTA CAMPBELL  
ROUTE 94  
TOWN OF NEW WINDSOR  
COUNTY OF ORANGE N.Y.

LEGEND:  
□ = STATE HIGHWAY MONUMENT FOUND  
PE = PERMANENT EASEMENT  
— x — = CHAIN LINK FENCE

NOTE: DISTANCES GIVEN IN L1361 P391  
DO NOT CONFORM TO POSSESSION  
LINES AS FOUND IN FIELD.